

# Ordinary Council Meeting

Supplementary  
business paper

Tuesday 13 December 2022



**Randwick City Council**  
a sense of community

**ORDINARY COUNCIL – SUPPLEMENTARY BUSINESS PAPER**

Notice is hereby given that an Ordinary Council meeting of Randwick City Council will be held in the Council Chamber, 1st Floor, Randwick Town Hall, 90 Avoca St, Randwick on Tuesday, 13 December 2022 at 6pm

**Question with Notice - response**

QN7/22	Question with Notice from Cr Veitch - Completion and community access to the Heffron Centre.....	1
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Kerry Kyriacou  
**ACTING GENERAL MANAGER**

## Question with Notice No. QN7/22

**Subject: Question with Notice from Cr Veitch - Completion and community access to the Heffron Centre**

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### Question:

1. What date is construction of the Heffron Centre due for completion?
2. When will Council receive the next detailed progress report, project cost and cashflow position and will these be publicly available?
3. What date will the Gymnastics and Indoor Sports Centre commence operations?
4. How many spaces in the Rabbitoh's High Performance Centre will be made available for community use?
5. How many hours per week will there be guaranteed community use of these spaces, what fees will be charged, and how will the bookings be managed?
6. What facilities, support and access time will be allocated to the proposed Rabbitohs NRLW team?

### Response from Director City Services:

1. As of November 2022, the date for practical completion of the Heffron Centre Construction Project is 17 January 2023. It is likely that this date will extend given inclement weather conditions that are predicted. Council will continue to be advised of any change to the completion date. It is expected that an official opening date will be able to be provided to Council and the community in the new year once the project becomes "water tight" in the coming weeks.
2. A Heffron Centre Progress Update is being reported to the Ordinary Council Meeting on 13 December 2022.

Since the commencement of construction, as recommended in the Office of Local Government (OLG) approved *Heffron Centre Capital Expenditure Review*, project financial reporting is made publicly available at each Monthly and Quarterly financial report to Council. The following reports have been specifically made available to Council and publicly:

#### Monthly Report

- 26 October 2021
- 23 November 2021
- 22 February 2022
- 22 March 2022
- 26 April 2022
- 24 May 2022
- 28 June 2022
- 23 August 2022
- 27 September 2022
- 22 November 2022

#### Quarterly Report

- 23 November 2021
- 22 February 2022
- 24 May 2022
- 22 November 2022

Project Performance (contractual) reporting for the Heffron Centre Project has been made available to Council on a confidential basis (including but not limited to) on the following dates:

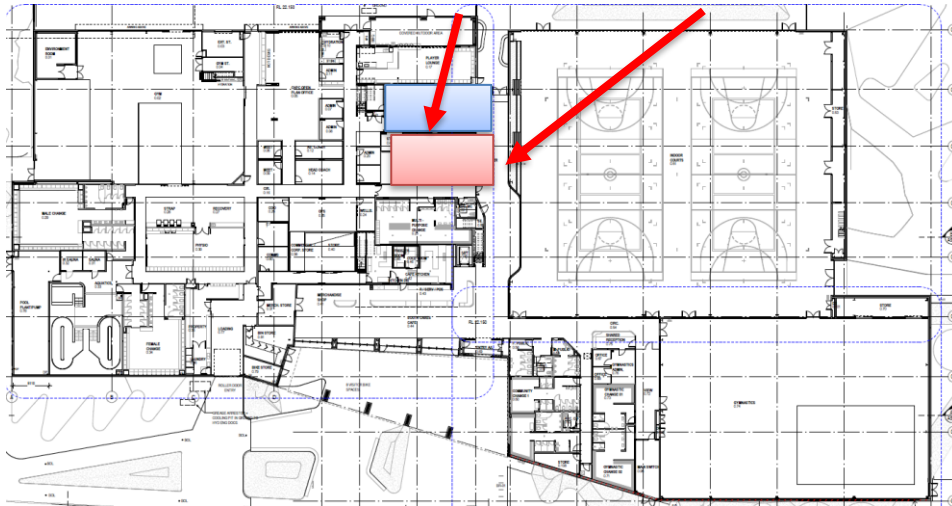
- 28 July 2020
- 26 April 2022
- 26 July 2022
- 28 June 2022
- 23 August 2022

As per the reasoning cited in the reports, the Project Cost and Cashflow position has been reported confidentially to Council since the commencement of construction. *“This matter is considered to be confidential under Section 10A(2) (c) Of the Local Government Act, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.”*

3. The date for commencement of the indoor sports and gymnastics operations is currently being finalised with operator. Council officers meet with the operator *Belgravia Leisure* fortnightly to discuss their required fit out design and implementation. It is expected that the operator will commence fit out prior to the practical completion date.

A date for future operations commencement will be made publicly available in late January 2022.

4. In addition to the community service(s) provided by Souths Cares within the Community High Performance Centre, public access to passive and recreational use of the café, fan experience zone and merchandise store, as per the Council endorsed Agreement for Lease and Licence (AFL) on the 26 February 2019, Council and the community will have access to the “Meeting Facility” and “Lecture Theatre” within the CHPC.



5. The meeting facility (classroom) and lecture theatre will be managed under a booking system by the South Sydney Rabbitohs Football Club as per the conditions of the Council endorsed AFL as per below:

#### **Meeting Facilities**

- a) *The lessee must manage efficiently the booking system for use of the meeting facilities*
- b) *The Lessee must at its cost clean the meeting facilities and keep them tidy for each booking and supply and ancillary meeting resources and stationery for users at its cost.*

- c) *A minimum of 520 hours per annum must be available for use by the Lessor and the Lessor's invitees and authorised users at no cost to the lessor. The Lessee must give the Lessor access to the booking system to book the meeting facilities up to the minimum numbers of hours per annum*

**Lecture Theatre**

- a) *The lessee must manage efficiently the booking system for use of the Lecture Theatre*
  - b) *The Lessee must at its cost clean the Lecture Theatre and keep them tidy for each booking and supply and ancillary meeting resources and stationery for users at its cost.*
  - c) *A minimum of 520 hours per annum must be available for use by the Lessor and the Lessor's invitees and authorised users at no cost to the lessor. The Lessee must give the Lessor access to the booking system to book the Lecture Theatre up to the minimum numbers of hours per annum*
6. The Rabbitohs expect the NRL to open bids for new entrants to the NRLW competition in 2023 (for entry in 2024 or 2025). I am advised that the Rabbitohs will again submit the strongest possible bid for entry into the competition. A key part of this bid will be the use of the Heffron Centre for the NRLW team. The team will be based at the Rabbitohs new Community and High Performance Centre at Heffron Park in Maroubra. The facilities and access for the NRLW team within the CHPC are equal to those allocated to the men's program (eg. dedicated NRLW change area, medical area and full access to gym/recovery facilities).

The Club currently participates in all NSWRL-administered women's and girl's elite development programs.

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**Submitted by:** Councillor Veitch, West Ward

**File Reference:** F2019/10812